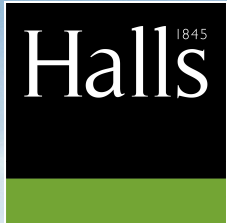
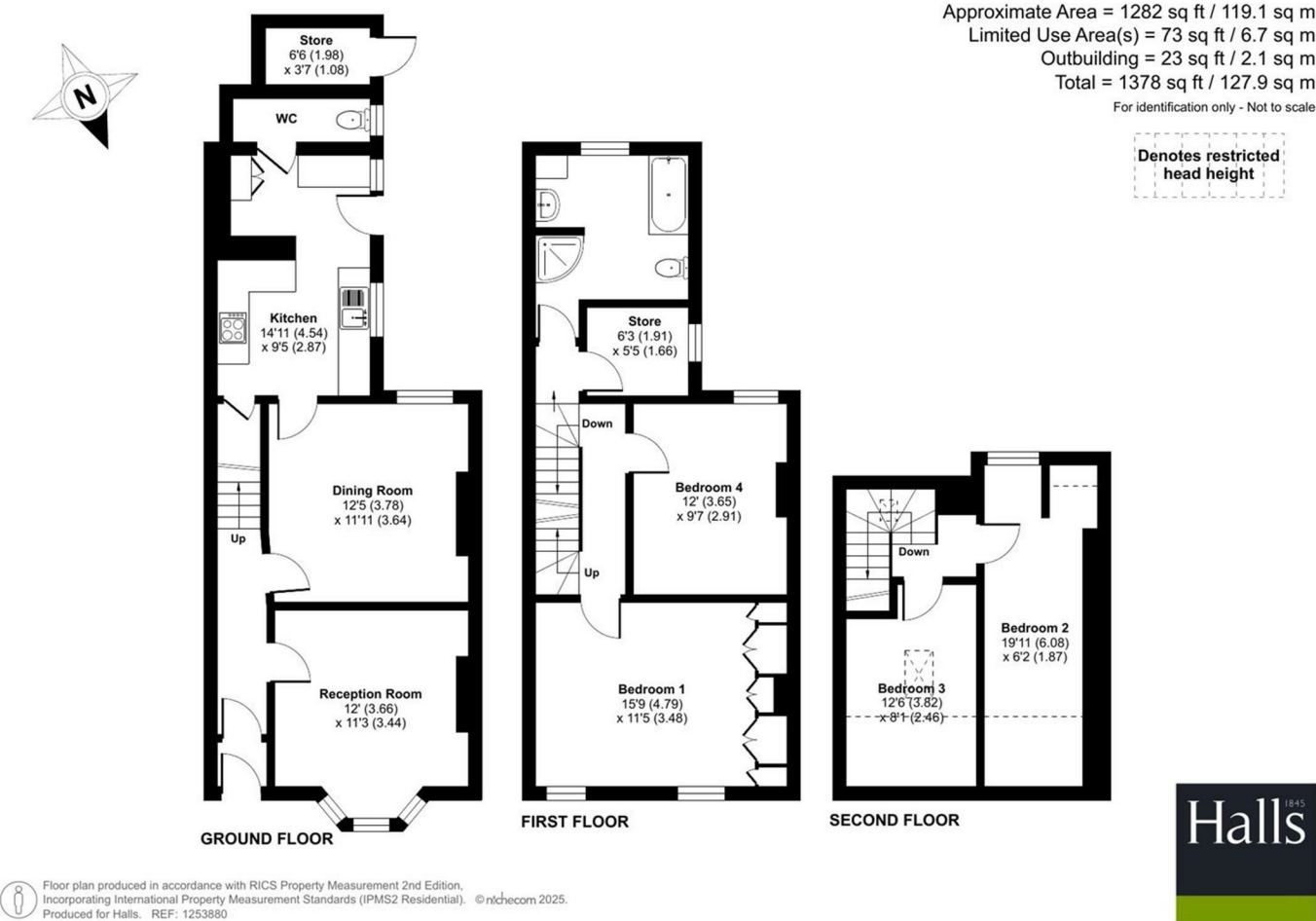


FOR SALE

43 Copthorne Road, Shrewsbury, SY3 8NW



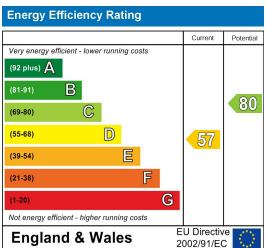
FOR SALE

Offers in the region of £325,000

43 Copthorne Road, Shrewsbury, SY3 8NW

Property to sell? We would be delighted to provide you with a free no obligation market assessment of your existing property. Please contact your local Halls office to make an appointment. **Mortgage/financial advice.** We are able to recommend a completely independent financial advisor, who is authorised and regulated by the FCA. Details can be provided upon request. **Do you require a surveyor?** We are able to recommend a completely independent chartered surveyor. Details can be provided upon request.

Energy Performance Rating



An impressive and immaculately presented three storey semi detached family, providing a spacious modern living accommodation, set with generous feature south facing rear gardens.



01743 236444

Shrewsbury Sales
2 Barker Street, Shrewsbury, Shropshire, SY1 1QJ
E: shrewsbury@hallsgb.com



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Close to town amenities.



2 Reception Room/s



4 Bedroom/s



1 Bath/Shower Room/s



- Highly desirable location
- Well proportioned rooms
- Neatly presented throughout
- South facing gardens
- Walking distance of town centre
- NO ONWARD CHAIN

DIRECTIONS

From Shrewsbury town centre, proceed over the Welsh Bridge to the Frankwell roundabout. Take the first exit left onto Copthorne Road and proceed up the bank and the property will be located after a short distance on the left hand side.

SITUATION

The property is most conveniently situated in the highly desirable area of Copthorne towards the Western side of the town. There are a number of local amenities including school, shops, bus services and the Royal Shrewsbury Hospital. Furthermore, the town centre is quickly accessible and offers a comprehensive and fashionable range of amenities including shops, leisure and social facilities and a rail service. There are a number of attractive walks through The Quarry and along side the river within close proximity.

DECRPTION

43 Copthorne Road is a well maintained, attractive and well proportioned mature semi-detached family home. The property offers a huge amount of charm and character.

ACCOMMODATION

ENTRANCE HALL

With staircase to first floor and doors off and to:-

LIVING ROOM

Feature fireplace and bay window.

DINING ROOM

Beautiful feature fireplace and leads through to the:-

KITCHEN

Benefits from a range of floor and wall units, built in oven with gas hob and extractor above.

UTILITY ROOM

Provides space for a fridge/freezer and washing machine. Access door to rear gardens.

GUEST WC

FIRST FLOOR LANDING

With staircase to second floor and doors off and to:-

BEDROOM ONE

With built in wardrobes and window to front.

BEDROOM FOUR

BATHROOM

Providing a low level WC, wash hand basin, panelled bath and separate shower cubicle.

SECOND FLOOR LANDING

Door off and to:-

BEDROOM TWO

BEDROOM THREE

OUTSIDE

The gardens are mostly found to the rear, these are south facing and approached over a shared access point directly to the rear of the property. The gardens are a large space that offers different seating areas mostly low maintenance, with a small lawned area and decked areas.

GENERAL REMARKS

ANTI-MONEY LAUNDERING (AML) CHECKS

We are legally obligated to undertake anti-money laundering checks on all property purchasers. Whilst we are responsible for ensuring that these checks, and any ongoing monitoring, are conducted properly; the initial checks will be handled on our behalf by a specialist company, Movebutler, who will reach out to you once your offer has been accepted. The charge for these checks is £30 (including VAT) per purchaser, which covers the necessary data collection and any manual checks or monitoring that may be required. This cost must be paid in advance, directly to Movebutler, before a memorandum of sale can be issued, and is non-refundable. We thank you for your cooperation.

FIXTURES AND FITTINGS

Only those items described in these sale particulars are included in the sale.

TENURE

Freehold. Purchasers must confirm via their solicitor.

SERVICES

Mains water, electricity, gas and drainage are understood to be connected. None of these services have been tested.

COUNCIL TAX

The property is in Council Tax band 'C' on the Shropshire Council Register.

VIEWINGS

By appointment through Halls, 2 Barker Street, Shrewsbury, SY1 1QJ.